



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

January 22, 2015

TO: County Libraries

FROM: Mitch Glaser, AICP, Assistant Administrator
Current Planning Division

PUBLIC HEARING MATERIALS; LIVING SUITE ORDINANCE; PROJECT NO. R2014-02159-(1-5); ADVANCE PLANNING CASE NO. 2014-00007-(1-5)

The Los Angeles County Department of Regional Planning is releasing the following documents pertaining to the above referenced project for public review:

Notice of Public Hearing
Draft Ordinance

Please make the enclosed documents available to the public from the date of receipt through February 25, 2015.

If you have any questions regarding this matter, please contact me at (213) 974-4971 or at mglaser@planning.lacounty.gov, Monday through Thursday from 7:30 a.m. to 5:30 p.m.

MWG:mwg

Enclosures

NOTICE OF PUBLIC HEARING

LIVING SUITE ORDINANCE PROJECT NO. R2014-02159-(1-5) ADVANCE PLANNING CASE NO. 2014-00007-(1-5)

NOTICE IS HEREBY GIVEN that the Los Angeles County Regional Planning Commission will conduct a public hearing concerning the above referenced project on **Wednesday, February 25, 2015 at 9:00 a.m.**, in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Interested persons will be given an opportunity to testify.

PROPOSAL: An ordinance amending Title 22 (Planning and Zoning) of the Los Angeles County Code to establish regulations concerning living suites. A living suite is a portion of a residence with one additional kitchen that provides flexible living arrangements for the household which occupies the residence. Pursuant to the proposed ordinance, living suites could be included in dwelling units only in new residential planned developments requiring a Conditional Use Permit within the Residential Planned Development (RPD) Zone. The proposed ordinance would: amend the definition of "dwelling unit" in Section 22.08.040; add a definition for "living suite" to Section 22.08.120; amend the permitted uses for the RPD Zone in Section 22.20.460; amend the parking requirements for dwelling units in Section 22.52.1180; and amend the second unit use restrictions in Section 22.52.1740. This project has been determined to be exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act Guidelines because adoption of the ordinance will not result in any direct physical change in the environment and will not result in any indirect physical change in the environment that is reasonably foreseeable at this time.

LOCATION: Unincorporated communities of Los Angeles County

If you are unable to attend the public hearing but wish to send written comments, please write to the Regional Planning Commission, 320 West Temple Street, 13th Floor, Los Angeles, California 90012. If the final decision on this proposal is challenged in court, testimony may be limited to issues raised at the public hearing or by written correspondence delivered to the Commission at or prior to the public hearing.

Project materials will be available for review and comment during the comment period, which is 30 calendar days prior to the hearing date, between 7:30 a.m. and 5:30 p.m., Monday through Thursday at the Department of Regional Planning, 320 West Temple Street, Los Angeles, California 90012, phone (213) 974-4971, fax (213) 626-0434, online at: <http://planning.lacounty.gov/ord/draft>, and at the public libraries listed below:

Castaic Library
27995 Sloan Canyon Rd.
Castaic, CA 91384

East Los Angeles Library
4837 E. Third St.
Los Angeles, CA 90022

Florence Library
1610 E. Florence Ave.
Los Angeles, CA 90001

Hacienda Heights Library
16010 La Monde St.
Hacienda Heights, CA 91745

Lancaster Library
601 W. Lancaster Blvd.
Lancaster, CA 93534

Topanga Library
122 N. Topanga Canyon Blvd.
Topanga, CA 90290

Written comments may be submitted via email to Mitch Glaser at mglaser@planning.lacounty.gov or mailed to the Department of Regional Planning (address provided above).

ADA ACCOMODATIONS: If you require reasonable accommodations or auxiliary aids, contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (VOICE) OR (213) 617-2292 (TDD), with at least five business days notice.

Si necesita más información por favor llame al (213) 974-6466.

PUBLISHED IN:
The Signal

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the addition of regulations concerning living suites.

SECTION 1. Section 22.08.040 is hereby amended as follows:

...

— "Dwelling unit" means:

A. One or more rooms in a building or portion thereof designed, intended to be used or used for occupancy by one family for living and sleeping quarters and containing:

1. Only one kitchen; or

2. One kitchen and one living suite.

~~"Dwelling unit" also includes:~~

~~AB. One or more habitable rooms within a mobilehome which are designed to be occupied by one family with facilities for living, sleeping, cooking, eating and sanitation; and,~~

~~BC. Any room used for sleeping accommodations which contains a bar sink and/or gas, electrical or water outlets designed, used or intended to be used for cooking facilities except~~other than:

1. A guest room or guest suite in a hotel specifically approved by conditional use permit pursuant to the provisions of this Title 22; or

2. A living suite.

...

SECTION 2. Section 22.08.120 is hereby amended as follows:

...

— “Living suite” means a room or a series of connected rooms within a dwelling unit which contains its own kitchen and meets all of the following criteria:

A. The room or series of connected rooms contains at least one interior connection, such as a door or other passageway, permitting access between the room or series of connected rooms and the remainder of the dwelling unit in which the room or series of connected rooms is contained;

B. The room or series of connected rooms does not exceed 25 percent of the gross floor area of the dwelling unit in which the room or series of connected rooms is contained;

C. The room or series of connected rooms does not exceed 1,000 square feet in total floor area;

D. The room or series of connected rooms was approved as a “living suite” by the Director or a Hearing Officer, as the case may be, pursuant to the provisions of this Title 22; and

E. The dwelling unit in which the room or series of connected rooms is contained does not contain any other “living suite” approved by the Director or a Hearing Officer, as the case may be, pursuant to the provisions of this Title 22.

A “living suite” which meets these criteria shall not be considered its own dwelling unit and shall be considered part of the dwelling unit in which it is contained but it may contain an exterior entrance accessible only from the living suite.

...

SECTION 3. Section 22.20.460 is hereby amended to read as follows:

22.20.460 Uses and development standards.

Property in Zone RPD may be used for:

...

B. If a conditional use permit has first been obtained as provided in Part 1 of Chapter 22.56, property in Zone RPD may be used for a new planned residential development, including a mobilehome park, subject to approval by the hearing officer, which will afford the same or lesser density of population or intensity of use than is specified in the zone.

...

3. Type of Structures.

Dwelling units may be in single-family detached, two-family, townhouse, or ~~multiple residential~~ apartment house structures, or they may be mobilehomes as defined in this Title 22 or factory-built houses as defined in the Health and Safety Code of the state, depending upon adjacent development and the compensating features of the development plan. Any dwelling unit within such structures may include a living suite if approved by the Hearing Officer pursuant to the provisions of this Title 22 after the effective date of the ordinance that added the definition of "living suite" to Section 22.08.120.

...

C. Second Units. Second units within an existing planned residential development, except where prohibited by Section 22.52.1720 or by Section 22.52.1740.F, and subject to the provisions of Part 16 of Chapter 22.52.

...

SECTION 4. Section 22.52.1180 is hereby amended to read as follows:

22.52.1180 Residential uses.

A. Every single-family residence, two-family residence, apartment house and other structure designed for or intended to be used as a dwelling on a lot or parcel of land having an area of less than one acre per dwelling unit shall have automobile parking as specified herein:

...

3. If a dwelling unit contains a living suite, and has five or more bedrooms, including any bedrooms within the living suite, one additional covered or uncovered parking space for such dwelling unit shall be provided. The additional covered or uncovered parking space may be developed in tandem with another parking space required or reserved for the dwelling unit which contains the living suite.

...

SECTION 5. Section 22.52.1740 is hereby amended to read as follows:

22.52.1740 Use Restrictions.

The following restrictions shall apply to the development of a second unit:

...

F. A second unit shall not be permitted on a lot or parcel of land where there exists any of the following:

1. A mobilehome or residence for use by a caretaker, as defined in Section 22.08.030, and the caretaker's immediate family;
2. A senior citizen residence, as defined in Section 22.08.180;~~or~~
3. Detached living quarters, as defined in Section 22.08.040;or
4. A living suite, as defined in Section 22.08.120.